

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Director
SUBJECT: BOARD OF APPEAL REFERRALS

July 10, 1969

Re: Petition No. Z-1494
Civan Kalfa, Jr.
119 Farragut Road, South Boston

Petitioner seeks three variances to erect a three story-nine unit apartment dwelling in a Residential (R-.8) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-2 Lot area for additional dwelling units is insufficient	1500 sf/du	500 sf/d
Sect. 17-1 Usable open space is insufficient	800 sf/du	404 sf/d
Sect. 18-4 Front yard is insufficient	20 ft.	16 ft.

The property, located on Farragut Road at the intersection of East Fifth Street opposite Marine Park, contains a one story vacant commercial building. The petitioner proposes to raze the existing building and erect a nine unit apartment dwelling which would contain three two-bedroom units and six one-bedroom units. There is no objection to the proposed apartment use, however, the staff recommends that the number of units be reduced to six and that adequate landscape screening be provided between the parking area and abutting residences. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1494, brought by Civan Kalfa, Jr., 119 Farragut Road, South Boston, for variances of insufficient lot area for additional dwelling unit, usable open space and front yard to erect a three story-nine unit-apartment dwelling in a Residential (R-.8) district, the Boston Redevelopment Authority recommends approval on a condition that the number of units be reduced to six and that adequate landscape screening be provided between the parking area and abutting residences.

1402
7/10

E. BROADWAY

FARRAGUT

MARINE

WILLIAM

DAY

BOULEVARD

Z-1494
119 FARRAGUT RD.
(S.B.)

ROAD

ROAD

BLVD.

J. DAY

COLUMBIA

Re: Petition No. Z-1495
David H. Morse
130 Pembroke Street, Boston

Petitioner seeks a variance for a change of occupancy from a lodging house to four families in an Apartment (H-2) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 15-1 Floor area ratio is excessive	2.0	2.6

The property, located on Pembroke Street near the intersection of Columbus Square in the South End Urban Renewal Area, contains a five story and basement brick row structure. The petitioner states the building is presently an unlicensed lodging house for approximately 40 lodgers. The proposed conversion to apartment use would eliminate the transient nature of the existing lodging use and enhance the residential character of the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-1495, brought by David H. Morse, 130 Pembroke Street, Boston, for a variance of excessive floor area ratio for a change of occupancy from a lodging house to four families in an Apartment (H-2) district, the Boston Redevelopment Authority recommends approval. The proposed conversion to apartment use would eliminate the transient nature of the existing lodging house use and enhance the residential character of the neighborhood.



Re: Petition No. Z-1496
"E" Street Associates
647 Summer Street, South Boston

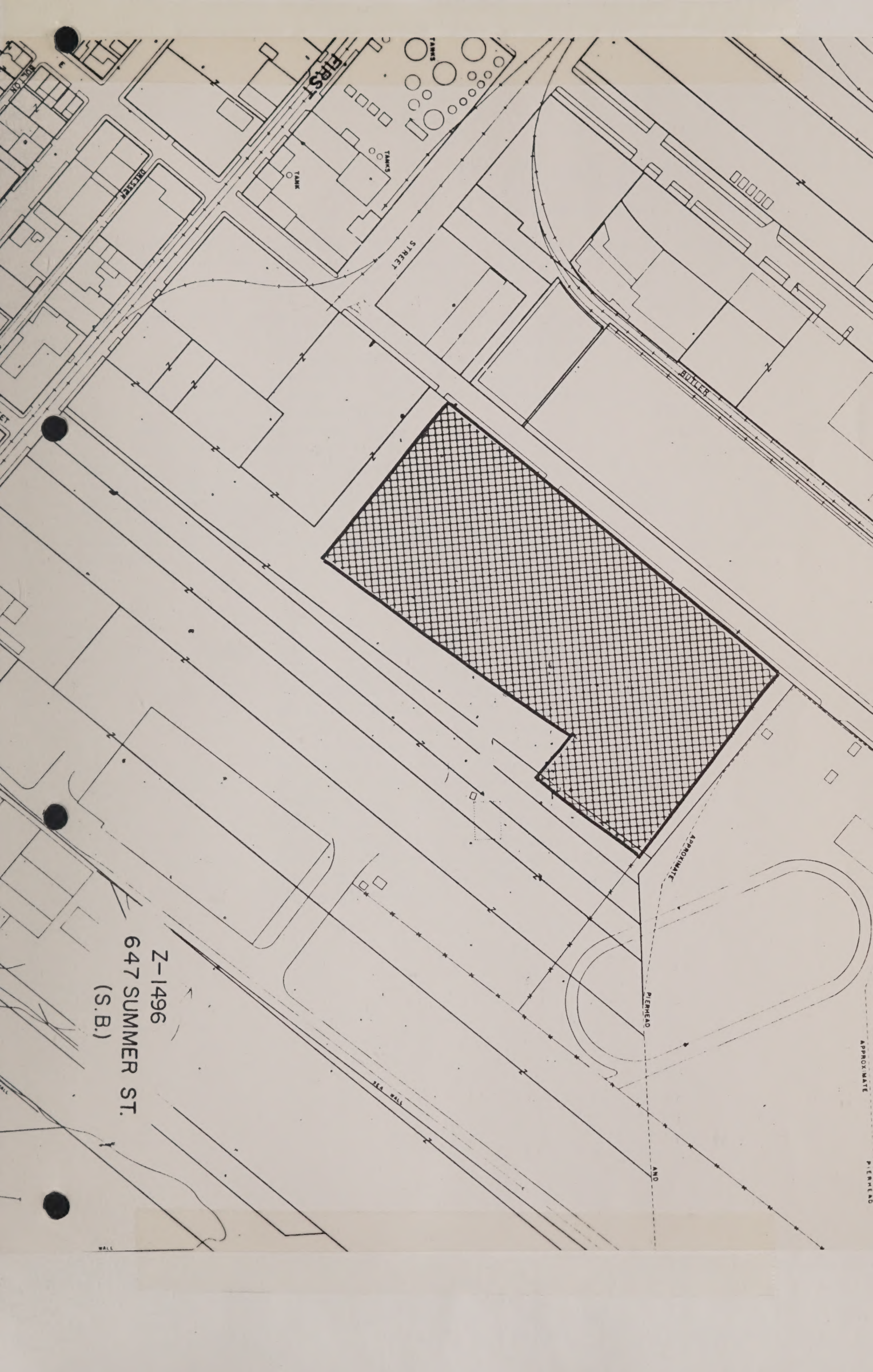
Petitioner seeks two Conditional Use Permits for a change of occupancy from office and warehouse to office, warehouse, 102 car parking and repair garage in a Water-front (W-2) district. The proposal would violate the code as follows:

Sect. 8-7 A parking garage is a Conditional Use in a W-2 district.

Sect. 8-7 A repair garage is a Conditional Use in a W-2 district.

The property, located on Summer Street near the intersection of E Street, contains a one story warehouse presently under construction. The area is predominantly industrial. The proposal would alleviate the existing shortage of off-street parking facilities and mitigate the heavily congested commercial traffic in the area. Recommend approval.

VOTED: That in connection with Petition No. Z-1496, brought by "E" Street Associates, 647 Summer Street, South Boston, for two Conditional Use Permits for a change of occupancy from office and warehouse to office, warehouse, 102 car parking garage and repair garage in a Water-front (W-2) district, the Boston Redevelopment Authority recommends approval. The proposal would alleviate the existing shortage of off-street parking facilities and mitigate the heavily congested commercial traffic in the area.



Z-1496
647 SUMMER ST.
(S.B.)

Re: Petition No. Z-1497
James J. Duffy
31 Monument Square Charlestown

Petitioner seeks a Forbidden Use Permit and three variances for a change of occupancy from one family and five lodgers to four families in an Apartment (H-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	A dwelling converted for more families and not meeting $\frac{1}{2}$ the requirements of lot area and off-street parking is Forbidden in an H-1 district.		
Sect. 14-2	Lot area for additional dwelling unit is insufficient	1000 sf/du	0
Sect. 17-1	Usable open space is insufficient	400 sf/du	318 sf/du
Sect. 23-1	Off-street parking is insufficient	3 spaces	0

The property, located in Monument Square at the intersection of Laurel Street, contains a three story row brick structure. While the apartment use is desirable, the proposed density of four dwelling units is inappropriate. The staff is of the opinion that a reduction to three apartments would be more compatible with the residential character of the neighborhood. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1497, brought by James Duffy, 31 Monument Square, Charlestown, for a Forbidden Use and variances of insufficient lot area for additional dwelling unit, usable open space and off-street parking for a change of occupancy from one family and five lodgers to four families in an Apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the proviso that the proposed density be reduced to three apartments. The lower density of three apartment units would be compatible with the residential character of the neighborhood.

